

MOVED by Commissioner Dreier **SECONDED** by Commissioner Lewis
 That the Zoning Board of Appeals hereby approves the Use Variance to Jeremy Hill, 356 Woodlin Avenue to sell cars on property located at 843 Erie Avenue. The land in question cannot yield a reasonable return if used only for a purpose allowed in that zone. The applicant's difficulty stems from unique circumstances and not to the general neighborhood conditions. The requested use will not alter the essential character of the neighborhood and the applicant's hardship has not been self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)
 Nays: None (0)
CARRIED.

NEW BUSINESS

#1

AREA VARIANCE TO ERECT A 30' X 64' POLE BARN. [§103-13D (1) FRONT YARD MUST BE 75 FEET WHEN OPPOSITE AN R DISTRICT] – 10 FEET REQUESTED. [§103-13D (2) (a) SIDE YARD: MINIMUM OF 10 FEET]. REQUESTING (5) FEET ON EACH SIDE.

Eric Gampp
 1375 Cambridge Avenue
 North Tonawanda, NY 14120

Re: Area Variance to erect a 30' x 64' pole barn on property located a 79 Felton Street

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

Sonia Dusza 123 Miller Street – Was questioning why this was going up in a residential district.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Dreier
 That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 79 Felton Street and will notify other agencies involved. The Zoning Board of Appeals finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR with a change to #5a to No.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)
 Nays: None (0)
CARRIED.

MOVED by Commissioner Dreier **SECONDED** by Commissioner Haacker
 That the Zoning Board of Appeals approves the Area Variance request from Eric Gampp, 1375 Cambridge Avenue for 79 Felton Street to erect a 30' x 64' pole barn with a 10' frontage and less than 5' from property lines. The request will not change the character of the neighborhood, there was not an alternate solution, the request was not substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was not self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)
 Nays: None (0)
CARRIED.

environmental impact and as such declares a Negative Declaration on the SEQR with a change to #5a to No.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED.

MOVED by Commissioner Dreier SECONDED by Commissioner Braun
That the Zoning Board of Appeals approves the Area Variance request from Janet Curry, 253 Christiana Street, to replace 86' of a new privacy fence, 6' high along back of property and transition to 4' high fencing for the last 18' along the side of property. The request will not change the character of the neighborhood, there was not an alternate solution, the request was not substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was not self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED.

ADJOURNMENT

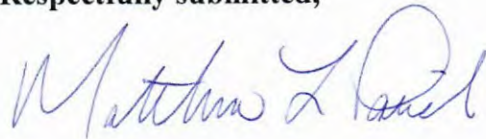
MOVED by Commissioner Lewis SECONDED by Commissioner Evans
That the meeting of the Zoning Board of Appeals be adjourned.

CARRIED.

Time Adjourned: 6:45 P.M.

Next Regular Meeting: July 8, 2019 at 6:00 P.M.

Respectfully submitted,



Matthew L. Parish
City Clerk-Treasurer